

# PLAT NOTES

- The purpose of this plat is to create single family residential lots.
- In Tennessee, it is a requirement per "The Underground Utility Damage Prevention Act" that anyone who engages in excavation must notify all known underground utility owners, no less than three nor more than ten working days of their intent to excavate. A list of these utilities may be obtained from the County Register of Deeds. Those utilities that participate in the Tennessee One Call system can be notified by calling toll free 1-800-351-1111.
- Underground utilities shown were located using available above-ground evidence, and also from information obtained from the respective utility companies. The existence or non-existence of the utilities shown and any other utilities which may be present on this site or adjacent sites should be confirmed with the utility owner prior to commencing any work.
- It is the responsibility of each residential builder to design and construct a suitable grading and drainage scheme which will convey surface water, without ponding in the lot or under the house, from his structure to the drainage system constructed by the subdivision developer.
- Parcels may be subject to additional easements, and/or restrictions, by record or prescription, that a complete title search may reveal.
- Public utility and drainage easements where shown hereon are intended to indicate an easement for construction, operation, and maintenance of public utilities and drainages; including, but not limited to, sanitary sewers, forcemains, water lines, telephone signal conduits, electric conduits, drainage pipes, and natural gas lines. Easements in the subdivision may not have infrastructure constructed within them until some future time and there may be no notice or consultation with the individual lot owners of this construction.
- Subject property and all surrounding property are Zoned "RM" per the Rutherford County Regional Planning Commission, except as noted.
- All lots shall be served by a sewerage system. A sign notifying the public that this subdivision is serviced by a decentralized sewer system shall be placed and maintained as indicated on the plat by the developer until all homes are built & occupied. C.U.D. access to the septic tank shall be unencumbered by fencing or landscaping. A permanent access easement exists on each lot at the septic tank location. This easement is intended to assure service and repair access to the septic tank. See "Typical Easement Layout For STEP Lots".
- The applicable zoning ordinance allows for an alternate setback of 14 times the required side yard setback (15') for one street frontage on corner lots provided a rear setback is provided opposite the normal front setback on the other street frontage.
- Contact Consolidated Utility District for water line design, including water line sizes and fire hydrant locations. Water service, domestic and fire protection are provided by C.U.D. All main water line tops are to be made by C.U.D. The owner/developer for budget purposes should contact C.U.D. for related fees to project which may be substantial. Contact Jennifer Wood with C.U.D. (615-225-3311) for water meter specifications. The developer must post bond \$2,000 or \$250 for each valve box (whichever is greater), whenever the subject project has valve boxes that are located within pavement upon completion of the proposed water system extension.
- Any street in this subdivision may be extended into the future without additional notice or consultation. The streets identified on this plat may be constructed or reconstructed in the future without consultation or notice to the Owners of the lots in the subdivision.
- Permanent or temporary soil stabilization shall be applied to denuded areas within 15 days after final grade is reached on any portion of the site. Soil stabilization shall also be applied within 15 days to denuded areas which may not be at final grade, but will remain dormant (undisturbed) for longer than 60 days.
- Properties adjacent to the site of land disturbance shall be protected from sediment deposition. This may be accomplished by preserving a well-vegetated buffer strip around the lower perimeter of the land disturbance; by installing perimeter controls such as sediment barriers, filters, or dikes, or sediment basins; or by a combination of such measures.
- There shall be no direct vehicular access to Powell's Chapel Road from Lots 1 thru 4 and 37.
- This property is in the watershed of Fall Creek.
- Fill required to be placed on lots shall meet the compaction standards required by Rutherford County. Compaction test results for the affected lots shall be provided to the County Engineer.
- Per the Rutherford County Planning and Engineering Department, a geotechnical study shall be performed around Lots 22-23, and 25-30.
- Per C.U.D., Lots 4 thru 6, 10, 11, 13 and 14 will be required to submit a Plot Plan to C.U.D. for approval prior to obtaining a STEP Sewer Service Permit from C.U.D. for these lots.
- The soil types and locations shown hereon are taken from a soils map provided by Randy Dickerson, dated 06-30-15. The local health authority maintains a copy of the soils map and has reviewed this final plat for conformance with same. Huddleston-Steele Engineering, Inc., assumes no responsibility for the accuracy or completeness of the soils information provided hereon.
- The Homeowner's Association will be required to maintain all Common Areas. (Record Book \_\_\_\_\_, Page \_\_\_\_\_).
- Per the Rutherford County Regional Planning Commission, a Permanent Maintenance Agreement for stormwater detention/retention facilities will be required including those components required for water quality control. Maintenance will be the responsibility of the Homeowner's Association.
- Per the R.C.R.P.C. repair or maintenance of any improvement (i.e. driveway, landscaping, utility lines, retaining walls, mailboxes, etc.) located in a drainage easement due to ditch and/or culvert maintenance/repair is the responsibility of the property owner.

Sharon Short Bradley  
Tax Map 21, Parcel 3.01  
Deed Book 321, Page 500

Jerry M. Watson  
Tax Map 21, Parcel 4.00  
Deed Book 177, Page 518

James R. Bradley  
Tax Map 11, Parcel 17.02  
Deed Book 500, Page 10  
Record Book 764, Page 2100

Tract No. 2005E-2  
(0.20± Ac.)  
D.B. 170, Pg. 326

Rollins Res. Marita Trust  
c/o Tax Map 21, Parcel 13.04  
Record Book 248, Page 2338

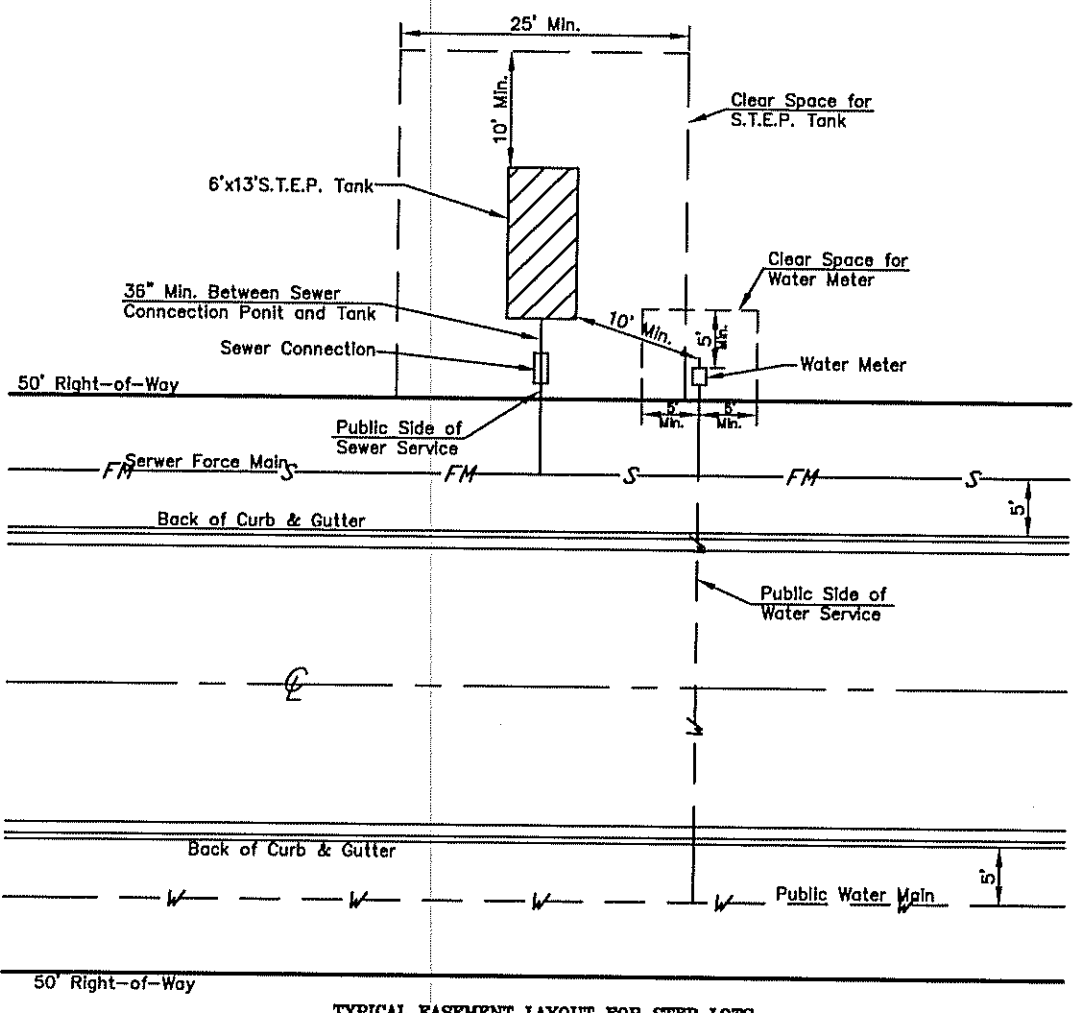
Remainder 18.99± Acres  
of Jonathan W. Troutt, et ux  
Tax Map 21, Parcel 13.04  
Record Book 248, Page 2338  
Reserved for Future Development

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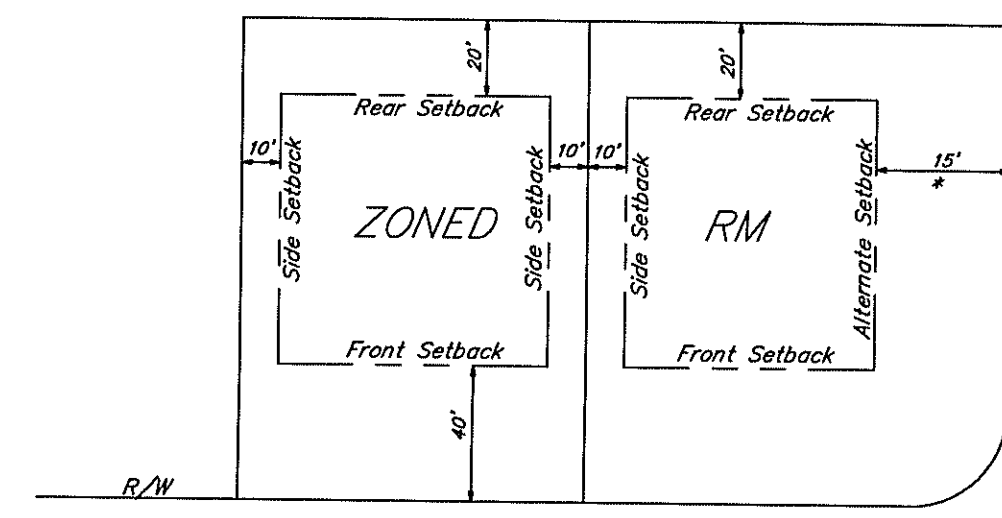
William Powell Short  
Tax Map 21, Parcel 13.04  
Record Book 293, Page 1154

NOTE: Land along Fall Creek below the 508  
Elevation Contour is subject to a Flowage  
Easement recorded in Deed Book 170, Page  
326. Being Tract No. 2005E-1 & 2005E-2  
of the J. Percy Priest Reservoir.

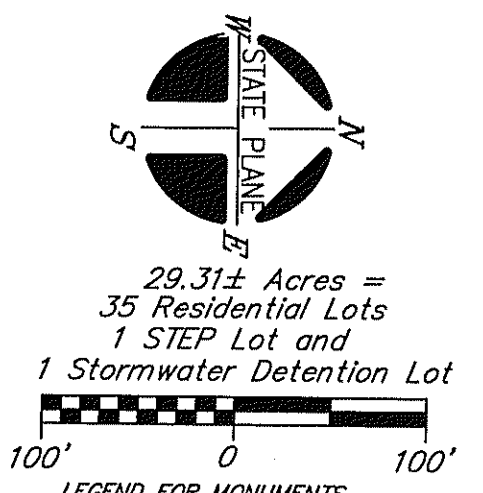


- NOTES:
- Structures, driveways, sidewalks, drainage easements, landscaping and other utilities will not be allowed in the Clear Space Areas shown.
  - The public water mains and public sewer mains shall be installed 5 feet behind the curb line and will not be allowed to be under sidewalks running parallel with the road right-of-way.
  - The public water mains or public sewer mains shall be 5 feet from the road right-of-way line. If 5 feet cannot be achieved within the road right-of-way, the mains must be installed 5 feet beyond the road right-of-way.

ZONING: RM = Residential Medium-Density  
FRONT SETBACK: 40'  
SIDE SETBACK: 10'  
REAR SETBACK: 20'  
\*Alternate Corner Setback = See Note 9



TYPICAL BUILDING SETBACK DETAIL



OWNER: Jonathan W. Troutt, et ux  
Kristen J. Troutt  
ADDRESS: 2102 Battleground Drive  
Murfreesboro, TN 37129

Tax Map 21, Parcel 13.03  
Record Book 1420, Page 2598

THIS PROPERTY IS PARTIALLY LOCATED IN AN  
AREA DESIGNATED AS "SPECIAL FLOOD HAZARD"  
ON THE NATIONAL FLOOD INSURANCE PROGRAM  
COMMUNITY MAP 470165, PANEL NO. 0045H,  
ZONES: AE & X, DATED: 01-05-07.

CURVE	DELTA	RADIUS	ARC	CHORD	BEARING
C1	90°00'00"	20.00	31.42	28.28	N61°09'03"E
C2	90°00'00"	20.00	31.42	28.28	S28°50'57"W
C3	9°55'04"	325.00	56.26	56.19	N13°43'21"E
C4	12°35'00"	325.00	71.38	71.23	N02°28'19"E
C5	12°21'53"	325.00	70.14	70.00	N10°00'08"W
C6	9°30'19"	325.00	53.92	53.85	N20°56'13"W
C7	8°51'47"	325.00	50.27	50.22	N30°07'16"W
C8	12°35'00"	325.00	71.38	71.23	N40°50'40"W
C9	9°06'00"	325.00	51.62	51.56	N51°14'10"W
C10	12°21'53"	325.00	70.14	70.00	N62°25'06"W
C11	12°21'20"	325.00	70.08	69.95	N74°46'42"W
C12	2°35'17"	325.00	4.68	4.68	N82°15'01"W
C13	89°36'52"	20.00	31.28	28.19	N38°44'14"W
C14	90°23'08"	20.00	31.55	28.38	S51°15'46"W
C15	18°48'44"	275.00	90.29	89.89	N74°08'18"W
C16	28°06'29"	275.00	134.91	133.56	N50°40'41"W
C17	10°56'04"	275.00	52.48	52.40	N31°09'25"W
C18	12°54'25"	275.00	61.95	61.82	N19°41'10"W
C19	28°30'57"	275.00	143.24	141.63	N02°28'21"E
C20	1°37'13"	275.00	7.78	7.78	N17°52'16"E
C21	3°03'41"	275.00	14.69	14.69	N19°41'10"W
C22	4°34'33"	275.00	21.96	21.96	N21°30'00"E
C23	7°38'13"	325.00	43.32	43.29	N19°58'09"E
C24	90°00'00"	20.00	31.42	28.28	S61°09'03"W
C25	90°00'00"	20.00	31.42	28.28	N28°50'57"W

LINE	BEARING	LENGTH
L1	S18°09'03"W	37.65
L2	S18°09'03"W	40.96
L3	S18°40'53"W	39.96
L4	S18°40'53"W	53.53
L5	S49°35'11"W	34.31
L6	S18°31'43"W	65.52
L7	S06°36'23"W	24.40
L8	S06°36'23"W	10.22
L9	S01°41'37"E	32.35
L10	N73°49'56"E	55.77
L11	S25°41'23"E	22.18
L12	S25°41'23"E	26.15
L13	S83°32'40"E	124.43
L14	S83°32'40"E	150.14
L15	N06°56'29"E	31.23
L16	N06°04'09"E	49.43
L17	N83°55'17"W	50.00
L18	N54°37'01"W	14.51
L19	S83°32'40"E	35.41
L20	N83°55'47"W	36.69
L21	N54°37'01"W	37.75
L22	N44°27'43"W	28.36
L23	N54°37'01"W	28.03
L24	N54°37'01"W	24.93
L25	S25°41'23"E	12.19
L26	S25°41'23"E	12.19
L27	S18°40'53"W	6.38
L28	S16°25'46"W	14.02
L29	N68°12'44"W	50.00
L30	S18°09'03"W	51.56

Lot No.	Minimum Building Foot Elevation (M.P.E.)	Lowest Finish Floor Elevation (M.P.E.)
5, 6	524.0	527.0
7	523.8	526.8
8	523.6	526.6
9	523.4	526.4
10	523.2	526.2
11, 19-23	523.0	526.0
25-30	521.0	526.0
13	522.0	525.0
14	521.6	524.6
15	521.3	524.3
16, 17, 18	521.0	524.0

## CERTIFICATE OF OWNERSHIP AND DEDICATION

I (we) hereby certify that I am (we are) the owner(s) of the property shown and described hereon and that I (we) hereby adopt this plan of subdivision with my (our) free consent, establish the minimum building restriction lines, and dedicate all streets, alleys, walks, parks and other open spaces to public or private use as noted.

Date: \_\_\_\_\_  
Jonathan W. Troutt, Owner

Date: \_\_\_\_\_  
Kristen J. Troutt, Owner

## CERTIFICATE OF ACCURACY

I hereby certify that the plan shown and described hereon is a true and correct survey in accordance with the accuracy required by the Tennessee Planning Commission and that the monuments have been placed as shown hereon, to the specifications of the County Road Commissioner or the County Engineer.

4-19-2016  
Date: \_\_\_\_\_  
Richard H. Stern, Jr., R.L.S. No. 1637

## CERTIFICATE OF APPROVAL FOR RECORDING

I hereby certify that the subdivision plat shown hereon has been found to comply with the Subdivision Regulations for Rutherford County Tennessee, with the exception of such variations, if any, as noted in the minutes of the Planning Commission and that it has been approved for recording in the office of the County Register.

Date: \_\_\_\_\_  
SECRETARY, PLANNING COMMISSION

## Certificate of Electric

Middle Tennessee Electric Membership Corporation (MTEMC) will provide electric service to the subject property according to the normal operating practices of MTEMC as defined in the rules and regulations, bylaws, policy bulletin and operational bulletin of MTEMC, and in accordance with the plat approval checklist, tree planting guidelines and other regulations contained on the MTEMC website at [www.mtemc.com](http://www.mtemc.com). (collectively the "Requirements"). No electric service will be provided until MTEMC's Requirements have been met and approved in writing by an authorized representative of MTEMC. Any approval is, at all times, contingent upon continuing compliance with MTEMC's Requirements.

Date: \_\_\_\_\_  
M.T.E.M.C. Official

## Certificate of Water Service

I hereby certify that the subdivision plat entitled "ANGLER'S RETREAT - Section I" has been approved by the engineers for Consolidated Utility District of Rutherford County (CUDRC) for water service, provided, however, that the lines, valves, and fittings must be installed in accordance with Consolidated Utility District of Rutherford County (CUDRC) specifications as determined by its engineers. No water service will be provided until that certification has been made in writing.

Date: \_\_\_\_\_  
Consolidated Utility District Official

## Certificate of Approval of Sewer STEP System

I hereby certify that the subdivision plat entitled "ANGLER'S RETREAT - Section I" has been received by Consolidated Utilities District for review and soils analysis. Design and construction will meet Consolidated Utilities District specifications. Construction will not start until a notice to proceed is given by Consolidated Utility District.

Date: \_\_\_\_\_  
Consolidated Utility District Official

DATE OF RECORDING: \_\_\_\_\_  
TIME OF RECORDING: \_\_\_\_\_  
PLAT BOOK: \_\_\_\_\_, PAGE: \_\_\_\_\_.

# FINAL PLAT SECTION I Angler's Retreat

5th Civil District of Rutherford County, Tennessee

Date: March, 2016 Scale: 1"=100' Sheet 1 of 1

I hereby certify that this is a category "I" survey and the ratio of precision of the unadjusted survey is 1:10,000 as shown hereon and that this survey was done in compliance with current Tennessee Minimum Standards of Practice for Land Surveyors.



2115 N.W. BROAD STREET, MURFREESBORO, TN 37129  
SURVEYING : 893 - 4084, FAX: 893 - 0080